



# LEVATE PASSIVE INCOME FUND

Confidential Investment Summary

**ELEVATE**  
COMMERCIAL INVESTMENT GROUP

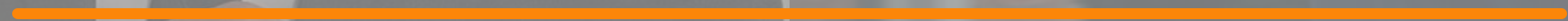
Elevating Your Wealth

\*Regulation D, 506C





# UND MANAGER TEAM





# ELEVATE TEAM COMPOSITION

Elevate CIG is a multifamily investment firm with over **\$600M in assets under management**.  
 Providing the opportunity to **invest in real estate without the hassles**  
 We focus on capital preservation while striving to deliver **strong, risk-adjusted returns**.



**Jorge Abreu**  
CO FOUNDER/CEO



**Eric Bodiwala**  
CO FOUNDER/COO



**Brian Wagers**  
Managing Principal/CIO



**Nick Boden**  
SENIOR ANALYST



**Joel Friese**  
ASSET MANAGER



**Mina Roufail**  
INVESTOR RELATIONS



**Tessa Franks**  
ELEVATE REM - COO



**Mike Davalos**  
ELEVATE REM - CEO

**Luke Stockton**

ACQUISITIONS / CAPEX ESTIMATOR

**Gianna Sena**

OFFICE MANAGER

**Saul Maldonado**

CAPEX MANAGER

**Jude Acosta**

MARKETING DIRECTOR

Years of Experience	Units Acquired	Units Exited	Average IRR	AUM
<b>45+</b>	<b>6,943</b>	<b>1,612</b>	<b>42.3%</b>	<b>\$600MM</b>

Invest with **Vertically-Integrated** Operators... we can spot  
good deals to place debt on





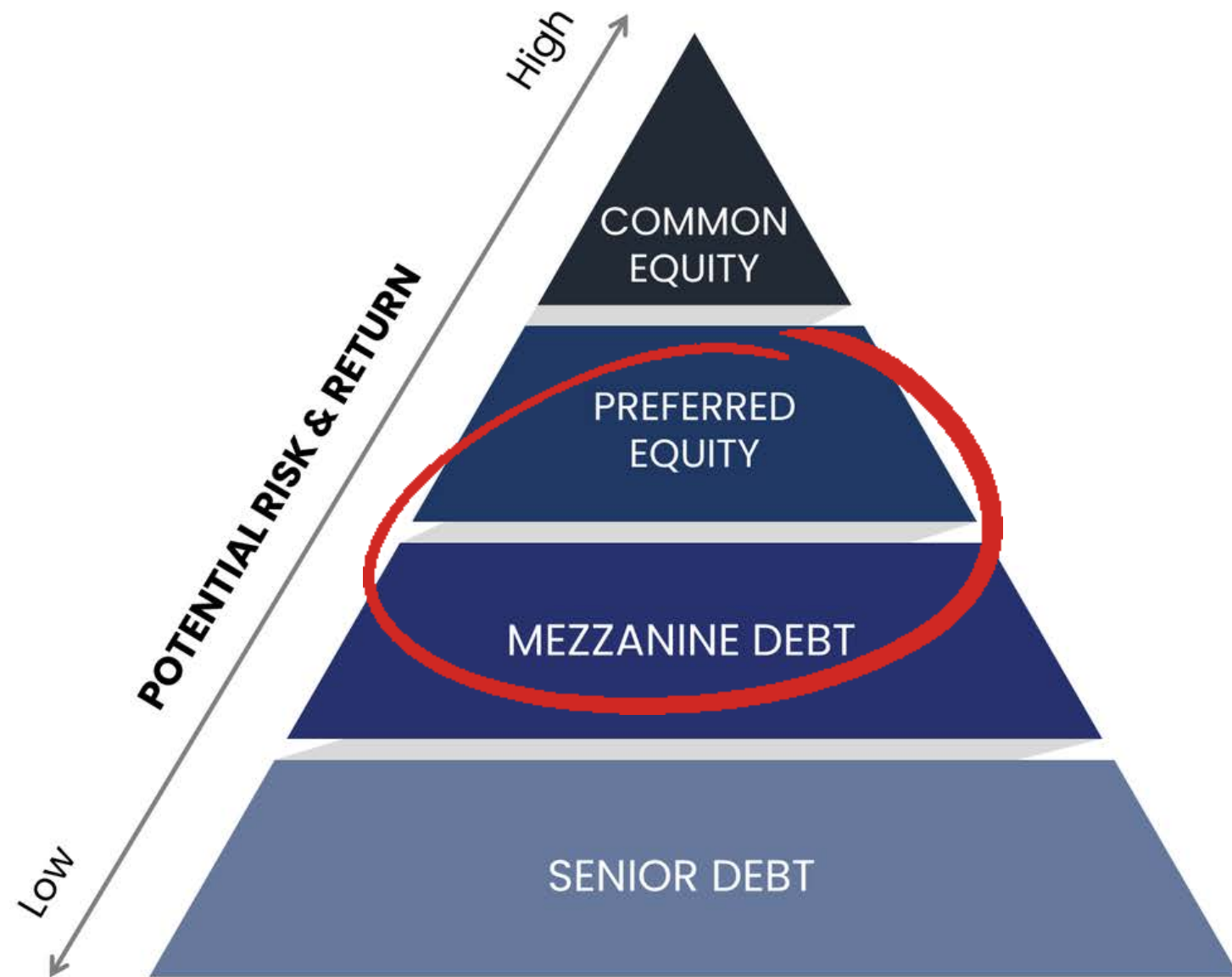


# INVESTMENT OVERVIEW



# Elevate Income Fund

## FULL CAPITAL STACK



## Fund Summary

Elevate Income Fund, or MFCI Fund I, originates debt to sponsors of existing real estate assets securing a high position in the capital stack & is collateralized by personal guarantees.

**Target  
Equity  
\$5M**

**Hold  
Period**

**2 - 4 Years**

**\*Preferred  
Rate of Return**

**14.5%**

**\*Annualized Cash on  
Cash Paid Monthly**

**7.25%**

*\*Projected Returns*



# \$100,000 Investment Example

\$100,000 Hypothetical LP Investor (Class C)	
Capital Outstanding (months)	48
Hypothetical Investment	\$100,000
% of Total Capital	5.00%
Paid Current	7.25%
Accrued	7.25%
<b>Distributions</b>	<b>\$158,000</b>
<b>Profit</b>	<b>\$58,000</b>
<b>Average Annual Return</b>	<b>14.50%</b>





# \$100,000 Investment Example cont.

## Yearly Breakout:

	Year	0	1	2	3	4
(\$100,000)	Contributions	(\$100,000)	\$0	\$0	\$0	\$0
\$58,000	Total Interest		\$14,500	\$14,500	\$14,500	\$14,500
\$29,000	Current Interest Paid		\$7,250	\$7,250	\$7,250	\$7,250
\$29,000	Accrued Interest		\$7,250	\$7,250	\$7,250	\$7,250
\$29,000	Accrued Interest Paid		\$0	\$0	\$0	\$29,000
\$100,000	Principal Returned		\$0	\$0	\$0	\$100,000
\$58,000	<b>Cash Flow</b>	(\$100,000)	\$7,250	\$7,250	\$7,250	\$136,250

## Monthly Breakout:

Year	0	1	1	1	1	1	1	1	1	1	1	1	1
Month	0	1	2	3	4	5	6	7	8	9	10	11	12
Contributions	(\$100,000)												
Total Interest		\$1,208	\$1,208	\$1,208	\$1,208	\$1,208	\$1,208	\$1,208	\$1,208	\$1,208	\$1,208	\$1,208	\$1,208
Current Interest Paid		\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604
Accrued Interest		\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604
Accrued Interest Paid		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Principal Returned		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash Flow</b>	(\$100,000)	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604	\$604



# TARGET INVESTOR RETURNS

## Option 1: \$100K investment

- 14.5% preferred return
- 7.25% current / 7.25% accrued

## Option 2: \$500K investment

- 16% preferred return
- 8% current / 8% accrued

## Option 3: \$1MM investment

- 18% preferred return
- 9% current / 9% accrued



# WHY WE LIKE THIS OPPORTUNITY

Provides stable monthly Cash Flow to investors compared to an equity investment which may not.

Beat high yield savings accounts/CDs and put your money to work.

This fund will be placed lower in the capital stack which provides higher security.

Hedge against inflation. Last year rate of inflation reported was 8.6%



# Investment Fund Criteria

- Experienced Deal Sponsors
- Growth Markets
- Clear Path Forward Business Plans
- Risk Mitigation





# Choosing the Right Sponsor

## **Proven Track Record:**

Well Performing Assets Under Management.  
Successful Exits from Other Assets  
Strong Team

## **Vetting Process:**

Background Checks  
Verify Net Worth & Liquidity  
Personal Gurantees  
Credit History



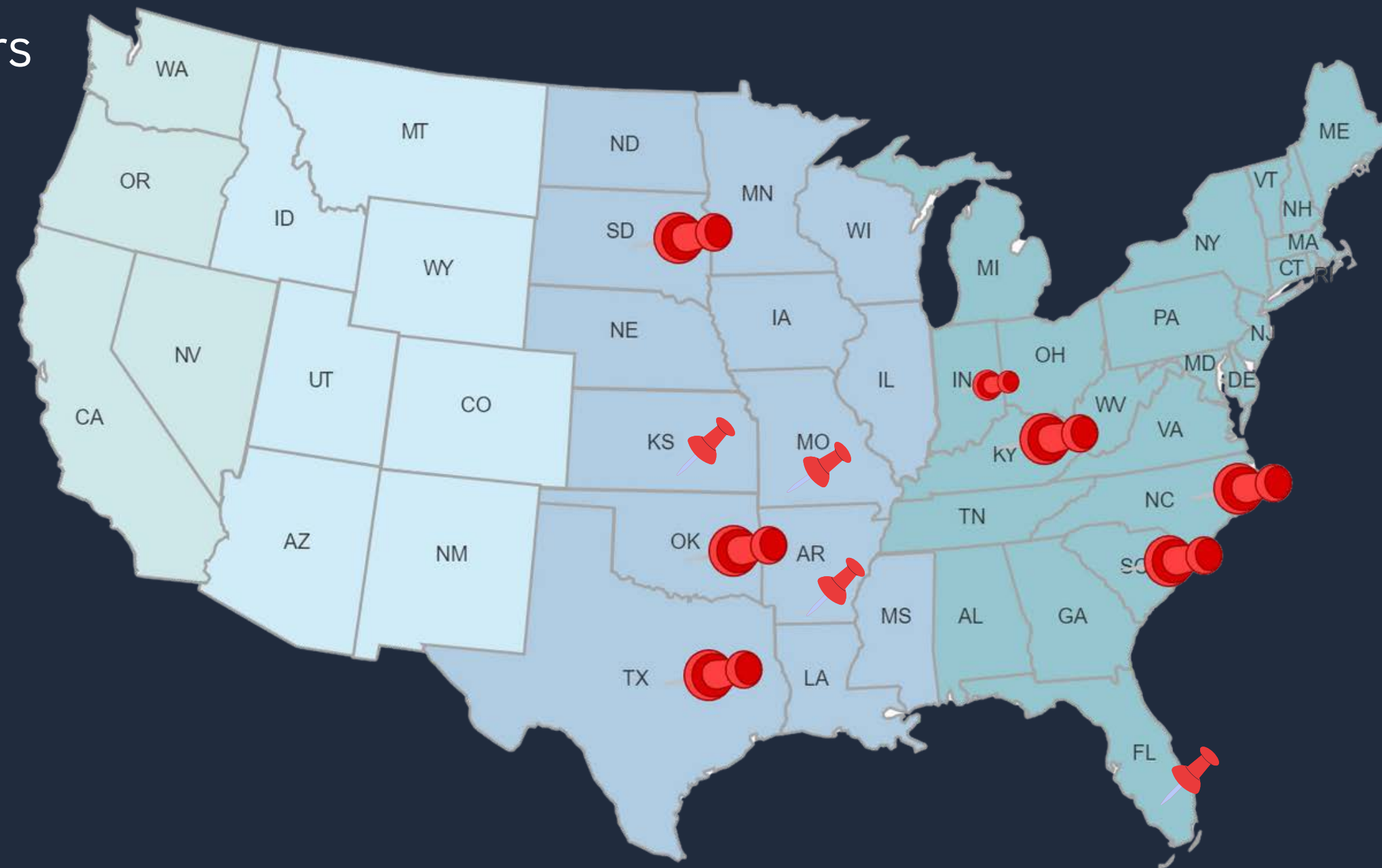
# Market Focus

## Growth Potential:

Strong Population Growth Over Past Few Years  
Job Growth  
Strong School Ratings  
New Developments/Infrastructure

## Friendly Markets:

Business Friendly  
Landlord Friendly





# Strong Business Plan with Risk Mitigation

## Business Plan:

- A clear path to exit/refinance in next 2-4 years.
- Detailed business plan that is feasible and attainable.
- Conservative underwriting assumptions.

## Risk Mitigation:

- Personal Guarantee from borrowing sponsors.
- Trigger Points & Control of Property
  - Bad Boy Carveouts
  - Execution of Business Plan
  - Payment Default





# FAQ

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## **When do I start receiving cash flow distributions?**

Monthly beginning the first month after initial funding

## **What happens if the deal sells or gets refinanced in year 2 or year 3 ? (vs the intended 4 years)?**

The fund would have the discretion to reinvest those funds or return the capital invested plus the additional accrued interest to date.

## **What happens if borrower does not pay?**

All placements will come with personal guarantees. Our ultimate goal is not to take over or enact personal guarantees but we have the legal backing to do so.

We would exercise our takeover rights and become the managing member. We would implement our asset management

## **What fees is Elevate charging?**

Elevate is paid the difference in the spread between what the borrower is being charged and the preferred return to the investors. All returns to investors are net of any fees.

## **How safe is the investment?**

Although no investment is guaranteed, as shown on page 6, this capital takes a lower spot in the capital stack which gives it a priority over other equity (but below senior debt)



# READY TO TAKE ACTION?



Click below to secure your spot today!

[INVESTOR PORTAL](#)

Contact us with any questions

[Info@ElevateCIG.com](mailto:Info@ElevateCIG.com)